

All new residential development requires the dedication of new parkland or the payment of an in-lieu fee. The fee varies depending on the type of units proposed and the location of the project within the City of San Jose.

To determine the MLS Zone Number for the property proposed for residential development, please visit our website at <http://www.sjpermits.com> and look up the property in question by either entering the property address or Assessor's Parcel Number (APN). Under Property information, you will find an item titled "Park Fee Zone", which corresponds to the MLS Zone Number on the following table.

The following Table lists the fees in effect as of August 2003.

If you have any questions, please contact the Public Works Development Services Counter at (408) 277-5161.

TABLE 2

REVISED IN-LIEU FEES SCHEDULE

MLS ZONE NUMBER	AREA COVERED	PRICE PER SQUARE FOOT @ 70% OF VALUE	FEE PER UNIT SINGLE FAMILY DETACHED	FEE PER UNIT SINGLE FAMILY ATTACHED	FEE PER UNIT MULTI- FAMILY (2-4 units/ structure)	FEE PER UNIT MULTI- FAMILY (5+ units/ structure)	FEE PER UNIT SRO* UNIT
7(north of Hwy.237)	Alviso	\$10.50	\$4,700	\$3,950	\$4,250	\$3,150	\$1,450
2, 4, 7 (south of Hwy.237) 11	East Valley No. San Jose Santa Teresa So. San Jose	\$24.50	\$11,000	\$9,300	\$9,950	\$7,350	\$3,350
5, 12	Blossom Valley No. Valley	\$28.00	\$12,550	\$10,600	\$11,400	\$8,400	\$3,850
3, 13, 14	Almaden Valley Cambrian Evergreen	\$31.50	\$14,150	\$11,900	\$12,800	\$9,450	\$4,350
9, 10, 15 & 18	Downtown/Central Willow Glen West San Jose	\$35.00	\$15,700	\$13,250	\$14,250	\$10,500	\$4,850

* Single Residency Occupancy Unit

- 1) Fees for MFA Units in the Downtown Core and Downtown Area is \$1,500 until 12/31/02, then reverts to numbers above, if the project is not subject to the criteria of Table 1. The numbers above are subject to change by Council action.
- 2) Residential projects located within the Downtown Area or Core, which is subject to the PIO requirements that received a Planned Development Zoning or Planned Development Permit prior to the elimination of the exemption, (Downtown Area 8/26/01 or Core 1/6/02) is subject to a Park Impact Fee of \$0 until July 1, 2005, then reverts to numbers above.
- 3) Low Income Restricted Unit Vouchers are available from the City of San Jose Housing Department.
- 4) Private Recreation Credits can equal up to 50% of Parkland Obligation.
- 5) Private Recreation Credits must contain at least one of the following four elements – Credits are based on a square footage of the recreation improvement. Credits are not given for the cost of the private recreation improvements.
 - 1) Tot Lots 2) Picnic Areas 3) Game Court Areas 4) Turf Playing Areas
- 6) Swimming pools, spas and recreational rooms can receive credit for square footage up to the total square footage of the qualified recreation element(s) listed in Item 4, or land dedicated to the City for public parkland.
- 7) Common open space, landscape corridors, walkways, steep topography areas, riparian corridor set back areas, or environmental mitigation areas that preclude recreational activities are not eligible for private recreation credits.
- 8) The Evergreen Specific Plan Area is exempt from the PDO and PIO under the agreement entitled: "Cooperation agreement by and between the City of San Jose, the Evergreen Specific Plan Property Owners Partnership and the Specific Plan Area Developers."

PDO / PIO CALCULATIONS

$$\begin{array}{ccccccc}
 \text{Number} & \text{X} & \text{Person Per} & \text{X} & \text{Parkland} & = & \text{Acres} \\
 \text{of Units} & & \text{Household} & & \text{Requirement} & & \text{Dedicated} \\
 & & & & \text{Population} & & \text{for Parks} \\
 \\
 ?? & \text{X} & \text{PPH} & \text{X} & .003 & = & \text{Obligation}
 \end{array}$$

PPH = 1990 Census Data for Average Number of Persons per Dwelling Type
 SFD – 3.43 SFA – 2.88 MFA (2- 4 units) – 3.12 MFA (5 or more) – 2.29 SRO – 1.06